

Bel Pre Recreational Association, Inc. – Board of Trustees Meeting August 1, 2023

1. Call to Order
 - Karen Purdy called the meeting to order at 7:43 PM.
2. Roll Call
 - Claire Pak took attendance.
 - Board members Karen Purdy (President), Jay Staggs (Vice President), Dave Pullen (Treasurer), Claire Pak (Secretary), Ted Bechtol, Steve Jennison, Andy Popadich, and Patrick Welteroth were present. Board member Rod Oo was absent.
 - Association members Christine Tyler Pell and Charles Meininger were present.
 - Jeff Popera of Georgetown Aquatics was present to provide an update for item 7.
3. Approval of Agenda
 - Jay Staggs offered a motion to approve the agenda. Ted Bechtol seconded the motion.
 - Purdy, Staggs, Pullen, Pak, Bechtol, Welteroth, Popadich, and Jennison voted in favor. None were opposed. The agenda was approved.
4. Conflict of Interest Disclosure
 - Karen Purdy read the standard request for COI disclosures: Based on the agenda just approved, or any new business that a Trustee intends to raise at this meeting, does any member perceive the need, or intend, to declare a conflict of interest, as that term is defined in the BPRC Conflict of Interest Policy, with any item proposed for discussion or decision at this meeting?
 - Karen acknowledged previously declared conflicts by Jay Staggs and Claire Pak, whose children are employees of Georgetown Aquatics.
 - No other conflicts were disclosed.
5. Statements by Association Members
 - Karen Purdy opened the floor for statements by Association members.
 - Christine Tyler Pell introduced herself as a candidate for the Board of Trustees. Charles Meininger introduced himself as a candidate for the Board of Trustees.

6. Approval of Minutes (July 11, 2023 Board Meeting)

- There was a brief discussion of item 11, fifth bullet. Board members had differing recollections of the discussion recorded in that item. Dave and Karen did not recall a vote to approve a motion under which the President and Treasurer would be authorized to instruct Thomas Schild Law Group (the BPRA's legal counsel, hereinafter referred to as "Schild") to proceed with collection efforts against delinquent households, without further authorization from the Board. Jay, Ted, and Claire all recalled that a vote took place, and that the motion had been approved.
- Dave and Karen agreed that the bullet should remain as written. Dave offered a motion to approve the July 2023 meeting minutes pending a few additional minor corrections earlier requested by Karen. Jay Staggs seconded the motion.
- Purdy, Staggs, Pullen, Pak, Bechtol, Weltheroth, Popadich, and Jennison voted in favor. None were opposed. The July 11 meeting minutes were approved pending corrections as discussed.

7. Facility Use Requests

- Wednesday August 9, Wednesday August 16, and Monday August 21 - The swim team is requesting use of the pool and grounds on these dates for Dolphin Games, beginning at 5 PM. There was a brief explanation of Dolphin Games. All families participating will be Association members, with a possible guest or two. The swim team has held Dolphin Games every summer; though in the past, the games have typically taken place during the swim season. Karen had previously checked the requested dates with Pavilion Scheduler Carmen Wong to ensure that there are no conflicts with other events, and the requested dates are clear. Jay mentioned that we will need to coordinate with Georgetown Aquatics to ensure adequate lifeguard coverage.
- Jay Staggs offered a motion to approve the Dolphin Games. Dave Pullen seconded. Purdy, Staggs, Pullen, Pak, Bechtol, Weltheroth, Popadich, and Jennison voted in favor. None were opposed. Dolphin Games were approved for August 9, 16, and 21.

8. Georgetown Aquatics Update

- Jeff Popera of Georgetown Aquatics provided updates:
 - i. Pool activity is slowing down as the summer is drawing to a close. The Divisionals meet was successful.
 - ii. Management is still monitoring staffing as August begins (vacations, return to school, etc.)
 - iii. Jeff said that the staff requested permission to hold an after-hours party, to begin at 9 PM and end no later than 11. Lifeguards will swim, play games, and have pizza and snacks. Jeff will stop by to check on the party. Jay

Staggs moved to approve the request (pending dates). Claire Pak seconded. Purdy, Staggs, Pullen, Pak, Bechtol, Welteroth, Popadich, and Jennison voted in favor. None were opposed. The staff party was approved, pending a date.

- iv. Jay notified Jeff of the three approved Dolphin Games dates; he will follow up via email. Jeff will instruct the managers to schedule additional coverage for those evenings.
- v. Karen mentioned that there have been issues with missing skimmer weirs. Jeff said will take a closer look at the skimmers to see if repairs or parts are needed.

9. Physical Facilities

- Nothing to report.

10. Snack Bar

- Update: Several Board members (Karen Purdy, Jay Staggs, Claire Pak) are in touch with the Duran family (snack bar operators), and all seems to be going well. The snack bar is currently closed (until Saturday 8/5) for vacation.
- Fire suppression system maintenance: The contractor recommends waiting to do system maintenance until next spring. As discussed at the previous meeting, the fire suppression system is not within the jurisdiction of the Department of Health, but they also recommended that we consider doing routine maintenance.
- Jay said that he agrees with the contractor's recommendation, and will schedule the maintenance work next spring.

11. BPRA Board Nominations

- On behalf of Nominating Committee Chair Mark Foraker, Karen reported that there are three nominations for the Board of Trustees: Claire Pak (current Board member whose three-year term ends in November), Christine Tyler Pell (has lived in the neighborhood for several years and is a swim team parent; would be a new Board member), and Charlie Meininger (two years in the neighborhood, also a swim team parent; would be a new Board member).
- The call for nominations remains open; the Annual Meeting mailing will include candidate information.
- Regarding the annual mailing, Dave reminded us that we have a credit with Mailings Plus. He asked for funds approval to cover the remaining cost for the mailing in an amount not to exceed \$800. This was taken as a motion. Jay Staggs seconded. Purdy, Pullen, Pak, Bechtol, Staggs, Welteroth, Popadich, and Jennison voted in favor. None were opposed, and the funding request was approved.

12. Budget & Finance

- Monthly Financial Statements. Dave will provide financial statements next week. The Association has more than sufficient funds to conduct business. The Reserve Fund is also sufficient to cover anticipated needs. Dave explained that he maintains clear delineation between operating funds, reserve funds, and emergency funds.
- Dave also explained that our annual filing with the Montgomery County Commission on Common Ownership Communities (hereinafter referred to as CCOC) now requires reporting on the status (dollar amount) of the reserve fund.
- Update on delinquent accounts. We have had continued success in reducing the number and amounts of delinquent accounts. A household that had been delinquent for over 7 years is now up to date. 11 additional households are seriously delinquent. We will continue to reach out to those property owners to seek payment. Several property owners, whose accounts had been referred to Schild, contacted Dave to ask if they can pay directly, and the answer is no - once an account is referred to Schild, it is out of the Board's hands.
- Dave received a notice from Schild regarding a property that is now up for tax sale for failure to pay County property taxes. Dave inquired about the possibility of the BPRa purchasing the property; Schild does not recommend this. Karen agrees with Schild's recommendation.

13. Committee Reports

- Karen opened the floor for questions about the reports.
 - i. Recreational Facilities Policy Updates - Jay asked about the guest fee for concerts or other entertainment events. In a discussion on the SBP Civic Association listserv, a BPRa member pointed out that advertisements for the entertainment events usually state "everyone invited," rather than "BPRa members and guests." This is a Governing Documents question; still to be resolved.

14. Welcome Committee Update

- Dave met with the Welcome Committee (Elliot Chabot, Chris Swan, Suzanne Lawson, Shannon O'Rourke) on July 27. The Civic Association now wants to take the lead on running the Welcome Committee. They would still like financial support from the BPRa to purchase items for the welcome packets (small tote bag, candy or other food item, brochure or magnet).
- At the Committee meeting, members were informed that the Civic Association has reversed its previous decision to produce its annual directory only as an electronic file, and now plans to produce a print version again.
- Regarding the Civic Association's request for funding, there remain open questions about granting access to information (property sale records, new homeowner names and addresses). Karen suggested that we postpone any decisions on providing funding until these questions are settled.

- Dave suggests that this should be a leadership-level discussion between the two Associations. Karen agrees; she will contact SBP Civic Association President Nancy Bechtol to discuss.

15. Other Business.

- Dave said that a community member has requested use of the pool parking lot as a collection point for an ongoing food drive. The group would not be distributing food from the parking lot - it would serve only as a collection point. We are not yet clear on timing or frequency. Jay said that he thinks that it would be fine to do this during pool season. Off-season, we need to make sure that a volunteer is coordinating so that the site is supervised.
- Jay also suggests that Bel Pre School parking lot might be a better location - larger parking lot, not gated.
- Dave will follow up with the person who made the request to get additional details.

16. Adjournment

- The meeting adjourned at 8:26 PM.
- Next meeting - September 12 at the pool.